

CHATTANOOGA HISTORIC ZONING COMMISSION

MINUTES

July 18, 2019

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on July 18, 2019, at 9:30 a.m. at the Development Resource Center, Conference Room 1A. Chair Steve Lewin called the meeting to order. Secretary Rosetta Greer called the roll and swore in all those who would be addressing the Committee. Chair Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Chair Steve Lewin, Rachel Shannon, Matt McDonald, Lee Helena and Skip Pond.

Members Absent: Vice Chair Melissa Mortimer and Hannah Forman

Staff Members Present: Development Review Planner Sarah Robbins, Secretary Rosetta Greer, City Attorney Robert Robinson.

Applicants Present: Ross Singer, Selena Seymour, Peter Iorio, Kevin Osteen, Karen Poole, Roy Tankersly and Reece Davis.

Chairman Steve Lewin explained the rules of procedures.

Secretary Rosetta Greer called the roll and swore everyone in who would address the Commission.

Approval of Minutes: Steve Lewin made a motion to approve June 2019 meeting minutes. Lee Helena seconded the motion. All in favor, the motion was unanimously approved.

OLD BUSINESS: NONE

NEW BUSINESS:

Case #19-HZ-00082 – 4409 Alabama Avenue – New deck & window replacement with door

Project Description:

The applicant, Ross Singer & Selena Seymour, has applied for the following work:

- New deck
- New door and new door opening over a window opening.

There were no comments from the community.

Discussion: A discussion was had between the Commission members. Steve Lewin made a motion to approve Case 19-HZ-00082: 4409 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St Elmo Design Guidelines, approval subject to any and all conditions. Rachel Shannon seconded the motion. All in favor, the motion was unanimously approved.

There were no conditions noted in the motion.

Case #19-HZ-00085 – 4901 Tennessee Avenue – Chain link fence

Project Description:

The applicant, Peter Iorio, has applied for the following work:

- New chain link fence

There were no comments from the community.

Discussion: A discussion was had between the Commission members. Lee Helena made a motion to approve Case 19-HZ-00085: 4901 Tennessee Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approval subject to any and all conditions. Skip Pond seconded the motion. All in favor, the motion was unanimously approved.

The following conditions were noted in the motion: Paint whole fence dark green. Evergreen plantings shall be installed at four feet (4'-0") on center along 49th Street.

Case #19-HZ-00086 – 119 Morningside Drive – Demolition of existing primary structure

Project Description:

The applicant, Osteen Construction – Kevin Osteen, has applied for the following work:

- Demolition of entire primary structure.

There were comments from the community.

Tron & Kristy Wilder emailed a letter in support of the case. The email has been filed with the application packet.

Other community members spoke in support of the demolition application.

Discussion: A discussion was had between the Commission members. Matt McDonald made a motion to approve Case 19-HZ-00086: 119 Morningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines, approval subject to any and all conditions. Lee Helena seconded the motion. 4 in favor and Rachel Shannon opposed, the motion did not carry to approve.

Steve Lewin made a motion to open the case back up for Commission discussion. Lee Helena seconded the motion. All in favor, the case was reopen for the discussion. Another discussion was had between the Commission members.

Rachel Shannon noted that she is in favor of this particular structure being removed because of its condition but is not in favor of setting a precedent on demolishing mid-century homes in the Ferger Place neighborhood.

Matt McDonald made a motion to void the previous motion to approve the case. Lee Helena seconded the motion. All in favor the previous motion carried to be void.

Matt McDonald made a motion to approve Case 19-HZ-00086: 119 Morningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines, approval subject to any and all conditions. Lee seconded the motion. All in favor, the motion was unanimously approved.

The following comments were noted by Matt McDonald in his motion: This approval does not promote the demolition of mid-century homes in the Ferger Place neighborhood. The issues cited that threaten the historical and structural integrity of this home have been deemed by this Commission to outweigh any remaining historic value.

Case #19-HZ-00097 – 119 Morningside Drive – New construction of primary structure, carport, driveway, and walking path

Project Description:

The applicant, Osteen Construction – Kevin Osteen, has applied for the following work:

- New construction of primary structure
- Carport

- Driveway
- Walking Path

There were comments from the community.

Sean McVity, of 121 Morningside Drive, had a concern about the drainage and runoff for the proposed project.

Planner Sarah Robbins stated for the record that drainage and landscaping is reviewed by City of Chattanooga's Land Disturbing Department and not in the purview of Chattanooga Historic Zoning.

Kevin Osteen addressed the Commission to speak to the comments about landscaping and water runoff. He said he has been in communication with the City of Chattanooga's Land Disturbance Department.

Discussion: A discussion was had between the Commission members. Steve Lewin made a motion to approve Case 19-HZ-00097: 119 Morningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Design Guidelines, approval subject to any and all conditions. Skip Pond seconded the motion. All in favor, the motion was unanimously approved.

There were no conditions noted in the motion.

Case #19-HZ-00087 – 4406 Guild Trail – New construction of primary structure, walkway and driveway

Project Description:

The applicant, Roy Tankersly, has applied for the following work:

- New construction of primary structure
- Walkway
- Driveway

There were no comments from the community.

Kevin Osteen, of Guild Trail, had questions about the proposed ridge height of the garage for the case.

Martin Green, contractor, made a rebuttal to the community comment in regards to the ridge height of the proposed garage.

Discussion: A discussion was had between the Commission members.

Skip Pond made a motion to approve Case 19-HZ-00087: 4406 Guild Trail, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St Elmo Design Guidelines, approval subject to any

and all conditions. Rachel Shannon seconded the motion. All in favor, the motion was unanimously approved.

The following conditions were noted in the motion: Header height to match (windows/doors). Delete shutter to right of front door. Column sizes to meet Guidelines. Single window to left of front door.

Case #19-HZ-00088 – 4408 Seneca Avenue – New retaining wall and parking pad in front of structure

Project Description:

The applicant, Reece Davis, has applied for the following work:

- New retaining wall
- Parking pad in front of structure

The applicant passed out a typed document to explain the reasons they placed parking in the front area of the house and for the retaining wall.

There were comments from the community.

Debbie Sue Przybysz, previous owner to neighboring property under review, addressed the Commission and asked about other options to arrange the parking pad for the case in review.

Discussion: A discussion was had between the Commission members. Steve Lewin made a motion to defer Case 19-HZ-00088: 4408 Seneca Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St Elmo Design Guidelines, approval subject to any and all conditions due to the lack of sufficient information. Lee Helena seconded the motion. All in favor, the motion was unanimously approved.

The following comments were noted by Steve Lewin in the motion: the applicant needs to provide additional information, such as, but not limited to: site plan to scale; relationship to street; street pavement width; and wall height.

OTHER BUSINESS: David Bryant, formally resigned from his seat on the Chattanooga Historic Zoning Commission.

NEXT MEETING DATE: August 15, 2019 (application deadline is July 19, 2019 at 4 p.m.).

Melissa Mortimer made a motion to adjourn.

The meeting was adjourned at 12:35 p.m.



Steve Lewin, Chair



Rosetta Greer, Secretary

8-15-19

Date

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Date